

Minutes

Planning Board Meeting

August 10, 2017

Members of the Planning Board in attendance were Charles Moreno, Chairman, Don Clifford, Terry Hyland, Steve Leighton, and Donald Coker, Alternate member. The Chairman opened the meeting at 7:23 PM and announced the members present. The closing date for applications to appear on the agenda for the September 2017 regular meeting is 5 p.m., Tuesday, August 15, 2017. The Chairman advised that the Board has a policy setting time limits for meetings and that the Board will not consider any new business after 10:30 PM and that the meeting will adjourn by 11:00 PM. Board members agreed to postpone consideration of the July 2017 minutes until after business has been addressed. Donald Coker was designated as a voting member due to absences.

The first item of continuing business was the application of JAMES and JEANNINE VAHEY and DOUGLAS and JODIE DAUDELIN for 2-lot subdivision of their property located at 135 Sloper Road (Tax Map 16, Lot 4-5). Corey Colwell of MSC Engineers was present accompanied by Doug Daudelin. There were no abutters present. Mr. Colwell presented revised plans showing the items requested by the Board at the July meeting, briefly recapping the proposed project. The Daudelins hope to subdivide off their existing 5-bedroom, 2 family home on a 4.39 acre lot (3.14 acres uplands) and retain the remaining 53.6 acre parcel. Mr. Colwell noted that very poorly drained and poorly drained soils have now been identified on the plan in order to clarify the wetlands setbacks. There is only one small area of very poorly drained soils behind the abutting lot and they have adjusted the buffers to reflect the different soil types. The update did not change the buildable area calculations. It was noted that the access to the remaining land would cross through poorly drained soils, and Mr. Colwell again assured the Board that NH DES typically will grant a permit for a culvert to cross through isolated wetlands to access buildable area beyond. They have also added Note 17, which states that the front lot (Lot 1) is to be conveyed subject to an access easement, should a wetlands permit be denied. Board members agreed that the plans are very clear. The Chairman then opened the public hearing. There were no comments. The Chairman then closed the public hearing. Donald Coker asked about the size of the wetlands area in the access strip to the back lot. Mr. Colwell said that the wetlands is about 200 feet in length and the total impact would be about 4000 sq. ft. for the driveway and fill extension. Donald Coker then made a motion to approve the plans as presented, with monuments to be set. Don Clifford seconded the motion. There was no further discussion and the vote was unanimous in the affirmative. Mr. Colwell was directed to bring the final plan copies to the office for signatures together with checks for recording fees.

Board members then called on Christian Smith of Beals Associates, who had requested an opportunity to meet informally with the Board regarding development plans for a 20± acre parcel owned by David Smith on the Caverly Hill section of Province Road. They hope to develop townhouses or other multi-unit dwellings and are considering a number of options such as a mix of triplexes and duplexes. They would have the option of putting in a through road to connect with Shiere Way, but would like to explore the options for conservation development. After discussion, Board members agreed that the most important features to preserve in this area would likely be the agricultural features such as fields and orchards, as the parcel is not choice conservation land for wildlife. It was noted that the hedge line behind the fields would hide development from the road. There was a more general discussion of conservation development and what types of development might best fit this neighborhood.

Fees and expenses were then noted. The Planning Board has traditionally set the fees for both the Planning and Zoning Boards. It was noted that the most recent invoice received from Foster's Daily Democrat for the required newspaper notices for Zoning Board hearings exceeds that portion of the application fee that was collected for the notices. Planning Board members unanimously agreed to increase the newspaper notice fee for both boards to \$175, effective as of this meeting. The Board then returned to the minutes of the July meeting. Terry Hyland noted a typographical error, and Don Clifford then made a motion to approve the minutes as corrected. Donald Coker seconded the motion, there was no further discussion and the vote was unanimous in the affirmative.

There being no other business before the Board, a motion to adjourn the meeting was made and seconded. The vote was unanimous in the affirmative and the meeting adjourned at 9:00 PM.